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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	Anthony	Surname:	Murray	
Company name:						
Street address:	1 Wesleyan Place			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	London			Fax number:		
County:				Email address:		
Country:						
Postcode:	NW51LG					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jeff	Surname:	Kahane	
Company name:	Jeff Kahane + Associates					
Street address:	Jeff Kahane + Associates 46-47 Britton Street			Country Code	National Number	Extension Number
				Telephone number:	02073360990	
				Mobile number:		
Town/City:	London			Fax number:		
County:				Email address:		
Country:	United Kingdom					
Postcode:	EC1M 5UJ			libby@jeffkahane.com		

3. Description of Proposed Works

Please describe the proposed works:

Replacement of the existing (non-original) corrugated plastic roofing to courtyard with a minimal, modern glazed conservatory. Open area at the rear of the courtyard to be reinstated.
Removal of two non-original partitions at first floor level
Installation of a bathroom at ground floor level.
Complete interior refurbishment to restore some of the original features.
Creation of a link door from the rear courtyard area of n°1 to the kitchen of n°2 Wesleyan Place.

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	1	Suffix:	
House name:			
Street address:	Wesleyan Place		
Town/City:	London		
County:			
Postcode:	NW5 1LG		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	528585
Northing:	185767

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:					
Title:	Mr	First name:	Alan	Surname:	Wito
Reference:	2012\ENQ\08334				
Date (DD/MM/YYYY):	14/12/2012	(Must be pre-application submission)			

Details of the pre-application advice received:

- All original features to be retained and refurbished, with like for like materials and colours to be used where replacement is necessary
- A modern replacement conservatory at the back of the property would potentially be acceptable considering the location and context
- no in-principle objection to a connecting door between n's 1&2

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Rendered front elevation
Painted brickwork to rear external walls

Description of *proposed* materials and finishes:

Render at front to be retained and repaired where necessary.
Missing profiled render to front parapet to be reinstated to match original existing profiles adjacent at n's 1a and 2
Brickwork on rear walls to be carefully cleaned of paint and repointed where required

Roof covering- add description

Description of *existing* materials and finishes:

Zinc-clad to flat roof of rear closet wing
Corrugated plastic roof over courtyard
Profiled cement sheets to upper roofs of main parts of house

Description of *proposed* materials and finishes:

Replacement zinc-clad roof to closet wing
Natural blue-black slates roof to main upper roofs, with lead valley gutter
Double-glazed conservatory roof to replace corrugated plastic sheeting over part of courtyard

8. Materials (continued)

Chimney - add description

Description of *existing* materials and finishes:

Brick stacks, terracotta pots

Description of *proposed* materials and finishes:

No change

Windows - add description

Description of *existing* materials and finishes:

Main parts of house - single glazed timber sash windows

Closet wing - mixture of timber framed sash and casement windows, single-glazed; and two non-original single-glazed louvred windows

Description of *proposed* materials and finishes:

Main parts of house: replacement sash windows with lead sash weights and identical width & profile glazing bars to those existing; all single-glazed to front and rear using Histoglass Mono RT+ clear hand-drawn insulating glass.

Closet wing:timber sash windows and timber casements as shown. All double glazed using Histoglass D10 thin double-glazing

External doors - add description

Description of *existing* materials and finishes:

Front door: Timber panelled

Rear door from closet wing to courtyard: Non-original glazed

Description of *proposed* materials and finishes:

Front door: no change

Rear door and frame: removed to leave open doorway

Proposed new link door with n°2: timber panelled door in timber frame

Ceilings - add description

Description of *existing* materials and finishes:

Wooden laths and plaster; plaster cornices to some rooms

Description of *proposed* materials and finishes:

Cedar laths with bonding and skim plaster where ceilings are missing or damaged beyond repair.

Cornices to be carefully cleaned of aggregated layers of paint and repaired where damaged. New cornice, copied exactly from that at ground floor level to be used in any locations where reinstatement of missing cornices is proposed

Internal walls - add description

Description of *existing* materials and finishes:

Original partitions: timber stud with laths and plaster

Non original partitions at first floor of closet wing: studwork with plasterboard and skim plaster

Description of *proposed* materials and finishes:

No change to retained original partitions

2 n° non-original partitions removed as shown.

New partitions to enclose proposed WC at first floor level: studwork with plasterboard and skim plaster

Floors - add description

Description of *existing* materials and finishes:

Predominantly original timber floorboards in varying conditions throughout the rooms of the main parts of the house;boards missing in some locations.

Non-original concrete slab to ground floor of closet wing; some non-original boards to first floor of closet wing

Description of *proposed* materials and finishes:

All original floorboards to be retained and restored; where these are not sufficient to complete the principal rooms boards from other rooms, or salvaged boards of equivalent width and quality to be used to make up the shortfall.

New concrete slab with DPM and thermal insulation below to replace non-original slab in closet wing

Floor finish in proposed conservatory and existing kitchen to be stone or slate pavers set in random rectangular bands

Internal doors - add description

Description of *existing* materials and finishes:

Mostly original panelled doors; some not hanging but on floor; most with additional non-orignal mouldings applied by previous owner

Description of *proposed* materials and finishes:

Original panelled doors to be reinstated with non-original applied mouldings removed. Where original internal doors are missing or beyond re-use then salvaged panelled doors of appropriate proportions are to be reinstated; glazed door into closet wing kitchen to be new timber door with eight lights and glazing bar profiles to match those shown for sash windows.

Rainwater goods - add description

Description of *existing* materials and finishes:

Mixture of cast-iron and plastic gutters and rainwater pipes

Description of *proposed* materials and finishes:

All gutters, hopper heads and rainwater pipes to existing parts of the house to be cast iron, painted black. Gutter profile to be ogee.

Proposed conservatory gutter and rainwater pipe to be powder-coated aluminium

Boundary treatments - add description

Description of *existing* materials and finishes:

Rear brick wall with fencing above

Description of *proposed* materials and finishes:

No change

8. Materials (continued)

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

No off-street parking

Description of *proposed* materials and finishes:

No change

Lighting - add description

Description of *existing* materials and finishes:

Variety of surface mounted light fittings

Description of *proposed* materials and finishes:

Mixture of surface mounted and free standing light fittings to main house
Recessed halogen downlighters to proposed conservatory

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

See list of materials on 630_PL_500 Conservatory

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes ☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☒ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

What is the total volume of the listed building?

357.00000
000 m³

What is the volume of the part to be demolished?

1.0000000
0 m³

What was the date (approximately) of the erection of the part to be removed?

Month:

Year:

(Date must be
pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Non-original (date unknown) corrugated plastic roof over the yard to be removed.
Non-original (date unknown) partition walls around WC in bathroom to be removed.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The current garden roofing is of no significance to the listed building. Furthermore, its poor condition creates a dark unusable outdoor area. The introduction of a modern glazed conservatory is intended to complement and highlight the listed building.

The partition walls enclosing the WC in the bathroom of the closet wing of the property are non-original, and create an awkward space in the bathroom. They are to be removed so as to reinstate more of the original character of the first floor rear room

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Drawings 630.PL.100, 630.PL.400 and 630.PL.500
Photo-sheets 630.PH01-09 inclusive
See also Design and Access Statement 630_DASstatement_n1_130111

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. Parking

Will the proposed works affect existing car parking arrangements?

☐

Yes

☒

No

14. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐

Yes

☒

No

15. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒

Yes

☐

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒

The agent

☐

The applicant

☐

Other person

16. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title:

Mr

First name:

Jeff

Surname:

Kahane

Person role:

Agent

Declaration date:

14/01/2013

☒

Declaration made

16. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:

Mr

First Name:

Jeff

Surname:

Kahane

Person role:

Agent

Declaration date:

14/01/2013

☒

Declaration Made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒

Date

14/01/2013